

DEXTER VILLAGE PLANNING COMMISSION

Monday, December 2, 2013

Regular Meeting

The meeting was called to order at 7:31 p.m. by Vice-Chair Bell at the Dexter Senior Center, 7720 Ann Arbor Street.

Present: Bell, Phillips, Schmid, Wilcox, Kimmel, Semifero

Absent: Kowalski, Stewart, Robinson

Approval of Minutes

-Moved Semifero, support Kimmel to approve the Regular Meeting minutes for November 4, 2013.

Voice vote: Unanimous Motion Carried

Approval of Agenda

-Moved Kimmel support Phillips to approve the agenda as presented.

Voice vote: Unanimous Motion Carried

Public Hearings

A. Special Land Use-Beer Grotto-8059 Main Street

1. Opening of the hearing at 7:31 pm
2. Presentation given by Laura Kreps for the Special Land Use Request
3. Opening of the hearing to the floor: Sam Short, President of Beer Grotto, Retail store selling craft beer/wine and a bar lounge area. 10 employees, location will house the Mid-Michigan Corporate Offices, 2 other stores in Ann Arbor and Ypsilanti and possibly 20 in S.E. Michigan over the next couple of years. Conceptual website, contact information available. Email me direct if you have questions.
4. Consideration of the matter by the Commission: Special Land Use-Beer Grotto-8059 Main
5. The hearing was closed at 7:42 pm

-Moved Wilcox, support Semifero based on the information provided by the applicant at the December 2, 2013 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission recommends that the Village Council **approve** the Special Land Use application to allow a retail/bar/lounge use at 8059 Main Street.

The Special Land Use permit is granted with the following conditions:

1. Hours of operation will be limited to 11 am to 12 am, Sunday through Wednesday and 11 am to 2 am, Thursday through Saturday.
2. Other reasonable conditions imposed by the Planning Commission or the Village Council.

Discussion by the Commission:

What's the parent corporation-a spin-off, Dexter will be flagship of enterprise. Staff will be educated and certified. Capability of beer and wine tasting metered taps to have a sample and take growler to-go. New to Michigan-Growler Law allows growlers to go. Concept exists elsewhere. 25 stores in Georgia. Establishment is mostly retail, looking to install signs that meet ordinance requirements, one wall sign and one projecting sign also a new door.

Ayes: Bell, Phillips, Schmid, Wilcox, Kimmel, Semifero

Nays: none

Motion Carried

Pre-Arranged Citizen Participation-none

Reports of Officers-

- A. Chairman Report Kowalski-none
- B. Planning Commissioners Reports-none
- C. Community Development Office Report-L. Kreps
 1. Meeting with Dextech Wednesday re: ZBA Application-January submittal.
 2. Victoria Condominiums-pre-application meeting early next week-January submittal.

Citizens Wishing to Address the Commission-none

Old Business

- A. Discussion of: Subcommittee Report
2013 Ordinance Revisions
Article 7-Signs-DRAFT
Future Discussion-Article 3-Exterior Lighting; Article 6-Landscaping

Met before meeting in November, will meet again when potential amendments are ready for review.

New Business-none

Proposed Business for Next Agenda

- A. CIP
- B. Victoria Condos Major PUD Amendment-TBD
- C. Presentation by OHM re: DAPCO Redevelopment project

Citizens Wishing To Address the Commission-none

Adjournment at 7:48 p.m.

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved February 3, 2014